

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Itzler, Inc.

Case #: 107-R-02

Date: 9/24/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Provide a plan which details the water and sewer services to each unit.
3. Indicate the 5 foot existing sidewalk width on the site plan along S.E. 4th Avenue as shown on the submitted survey.
4. A sidewalk shall be designed along the frontage on S.E. 15 Street for the limits of this property. The sidewalk shall be located along the property line, within the public right of way.
5. Back out parking is not permitted for the proposed use on S.E. 15 Street.
6. There will not be enough parking spaces if back out parking is removed on S.E. 15 Street. The applicant must address this deficit in parking by some other means in accordance with City's Code.
7. A stop sign is required at the egress from the on site parking lot.
8. A utility plan is required to indicate how water and sewer will serve this site.

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9. It is not clear where the limits of pavement are for the site. We recommend the use of shading (edge at least) parking areas or indicate green areas with a hatch pattern to differentiate surface coverage.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Itzler, Inc.

Case #: 107-R-02

Date: 9/24/02

Comments:

1. Fire sprinkler system required at permit due to unenclosed vertical opening. See NFPA 101, 8.2.5.5.
2. Show fire main, hydrant ,DCC and FDC on civil plan.
3. Flow test required.
4. The stairs do not comply with NFPA 101, 7.2.2 and 7.1.3.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Itzler, Inc.

Case #: 107-R-02

Date: 9/24/02

Comments:

No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Itzler, Inc.

Case #: 107-R-02

Date: 9/24/02

Comments:

1. Do not recommend the use of Ficus hedge. There are many other more desirable species, such as Cocoplum.
2. Carrotwoods are on the State list of invasive species. Not recommended.
3. Signoff plans to be sealed by the Landscape Architect.
4. Provide a definitive street tree scheme for the 4th Ave/15th St. frontages. The use of Live Oaks would be recommended. Note that trees require a min. 8' wide planting area. (The use of tree grates may be applicable). Also, make sure all existing trees are shown, including swale areas.
5. Label the existing trees and palms as to species and size. Verify that they will not be impacted by the new construction. (Some appear to be very close to the building footprint.) All Tree Preservation Ordinance requirements apply.
6. Add rain sensor requirement to irrigation note.
7. Verify that there is no sight visibility problem where the driveway intersects the street. There can be no plant material that obstructs visibility between 30" and 8' ht.
8. Show any utilities that would affect proposed planting on the Landscape Plan (such as overhead powerlines). Any overhead lines should be placed underground.

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SITE PLAN REVIEW AND COMMENT

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Division: Planning

Member: Don Morris
828-5265

Project Name: Itzler, Inc.

Case #: 107-R-02

Date: 9/24/02

Project Description:

The applicant proposes to construct a 4,994 square foot office building in the ROA zoning district.

Comments:

1. It is strongly recommended that these plans be presented to representatives of the Poinciana Park Neighborhood Association.
2. Provide a text narrative that shows how this proposal meets Adequacy Requirements of Section 47-25.2.
3. Provide a copy of the most current recorded plat and amendments for the proposed site.
4. Include in the site data table all proposed and required setbacks for the project, as well as the lot coverage percentage.
5. The proposed building has a non-residential appearance. The building is required to substantially resemble a house (Section 47-5.60.D.3.c).
6. Show adjacent structures and uses on the site plan.
7. The proposed backout parking on S.E. 15th Street shall conform to Section 47-20.15.4.
8. Verify location of proposed curb cut with engineering representative. All private drives shall comply with engineering standards (47-20.5 (B)).
9. Provide a five (5) foot wide sidewalk along S.E. 15th Street.
10. Indicate the width of the sidewalk along S.E. 4th Avenue.
11. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb cuts, sidewalks and drainage facilities). Discuss standards with engineering representative.

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12. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
13. The A/C compressors shown on the North side of the building are required to set a minimum of five (5) feet from the property line.
14. Additional comments may be forthcoming.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Itzler, Inc.

Case #: 107-R-02

Date: 9/24/02

Comments:

1. All glass windows/doors are to be in compliance with SFBC.
2. Recommend an intrusion alarm system.
3. How will access control be managed once client is in the bldg.
4. Recommend that alarm system is activate if stairwell doors are ajar.
5. Stairwell doors should be utilized as emergency exit doors only.
6. Please provide response in document form.

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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Itzler, Inc.

Case #: 107-R-02

Date: 9/24/02

Comments:

1. Back-out parking shall comply with section 47-20.15.4.
2. Provide a five (5) foot sidewalk along the property line abutting a street.
3. The proposed be resembles a office building and pursuant to section 47-5.60.D.3.c shall resemble a house.
4. Mechanical equipment requires a five (5) foot setback from the property line pursuant to section 47-19.2.S.
5. Provide a photometric lighting plan pursuant to section 47-2014 prior to final DRC review.
6. Additional comments may be forthcoming at DRC meeting.